

Design and Historic Review Commission Agenda

City Hall Council Chambers

One City Plaza

Wednesday, January 11, 2023 4:00 p.m.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

ELECTION OF OFFICERS – CHAIR AND VICE-CHAIR

APPROVAL OF MINUTES

November 9, 2022

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-40880-2022:** This is a request by A & G Resource Management Company, on behalf of Marina Roloff, for new exterior elevations on the existing building located at 324-330 S. Main Street, in the Main Street Historic District.
2. **DHRC-40920-2022:** This is a request by Vincent Espinoza, on behalf of Vincent Sorrentino, for new exterior roofing, doors, windows, and fencing on the existing home located at 521 S. 1st Avenue, in the Century Heights Conservancy Residential Historic District.

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION

NONE

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

None

Aesthetic Overlay

None

2. National Heritage Area

3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

**Design and Historic Review Commission Meeting Minutes
November 9, 2022**

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, November 9, 2022 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Vice Chairman James Sheldahl, and Commissioners Chris Hamel, Amanda Coltman and Sandra Anthony. Commissioners William Moody and Juan Leal-Rubio were absent.

STAFF MEMBERS present included Robert Blevins, Principal Planner; Amelia Domby, Senior Planner; Erika Peterson, Associate Planner; Diego Arciniega, Assistant Planner and Alejandro Marquez, Administrative Specialist.

Chairman Tom Rushin called the meeting to order at 4:00 p.m., and noted there was a quorum present.

APPROVAL OF MINUTES

October 26, 2022

Motion by Hamel, second by Anthony to APPROVE the minutes of October 26, 2022. Motion carried unanimously, (5-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-40600-2022: *This is a request by BWI Ankham LLC, for historic review of a new multi-family complex at 406 S. 2nd Avenue, in the Century Heights Conservancy Residential Historic District.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Hamel commented that he was in favor of the Sherwin-Williams #1 Naturel Palette SW 7542 paint as the color of choice for the proposed project. **Hamel** also stated that he was impressed that the contractor was willing to add apartments to the vacant lot instead of a commercial business.

Rushin agreed with **Hamel** on the color choice for the proposed project. **Rushin** went on to say that the property was originally for residential use, and that he was glad to see that apartments would be built on the property again.

Vice-Chairman Sheldahl commented that he was also glad to see that apartments would be built on the property.

APPLICANT / APPLICANT'S REPRESENTATIVE

Jose Lopez, on behalf of BWI Ankham LLC, was present and available for questions.

PUBLIC COMMENT

None

Motion by Hamel, second by Coltman, to APPROVE Case Number DHRC-40600-2022 subject to the Conditions of Approval in Attachment A, adding Condition #4 that reads " The Owner/applicant must use Option #1 (Sherwin-Williams #1 Naturel Palette SW 7542) as the preferred color of the buildings as shown in Attachment C of the Staff Report". Motion carried unanimously, (5-0) with two absent.

DHRC-40698-2022: *This is a request by Yuma Care 2, LLC, on behalf of Yuma Ventures Fund 1, LLC, for a new medical facility for the property located at 7214 E. 31st Place, in the General Commercial/Aesthetic Overlay (B-2/AO) District.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Hamel commented that he approved of the overall design of the proposed project.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

None

Motion by Hamel, second by Sheldahl, to APPROVE Case Number DHRC-40698-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (5-0) with two absent.

COMMISSION DISCUSSION

None

QUESTIONS

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

Historic District

DHRC-38991-2022: *This is a request by Polar Cooling, LLC on behalf of Coston-Stanley Trust dated 01-01-85, for a new rooftop Air Conditioning unit for Red's Bird Cage, located at 231 S. Main Street, in the Main Street Historic District.*

Aesthetic Overlay

DHRC-40601-2022: *This is a request by Signmasters of Yuma LLC, on behalf of Redondo Industrial Development, AZ LLC, for replacement signage for the property located at 899 E. Plaza Circle, Suite 2, in the Business Park/Aesthetic Overlay (BP/AO) District.*

Chairman Rushin Acknowledged the Administrative Approvals.

National Heritage Area

None

Commission

Commissioner Coltman stated that she attended a concert at Red Moon Ale House and was pleased with all the events that happened that evening in the downtown area.

Rushin congratulated the Arizona Historic Preservation Conference, stating it was well organized and very educational.

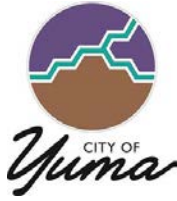
Anthony reminded the Commission to attend the reception at the Yuma Art Center.

ADJOURNMENT

The meeting was adjourned at 4:26 p.m.

Minutes approved this _____ day of _____, 2022.

Chairman

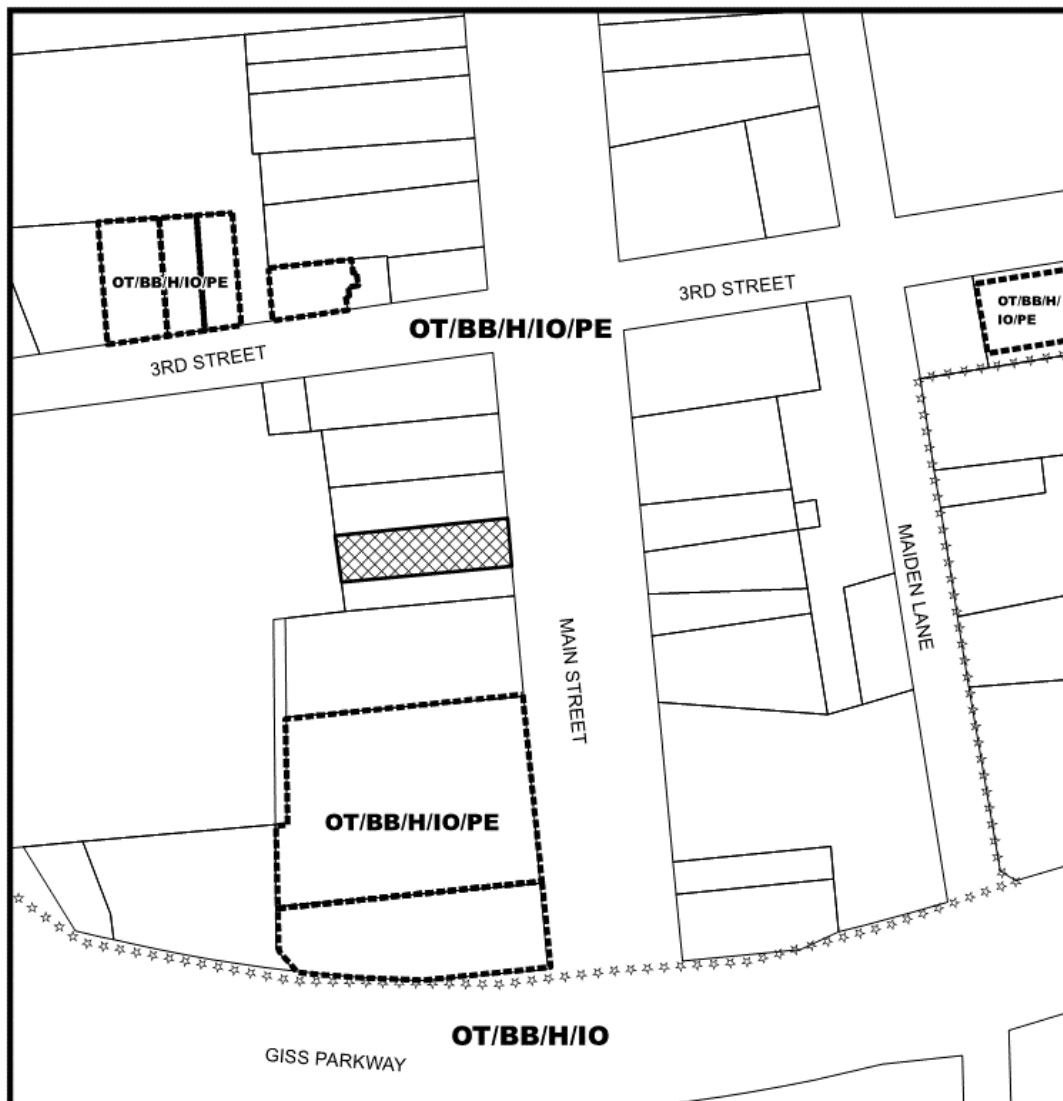


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40880-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: January 11, 2023 **Case Number:** DHRC-40880-2022

Project Description/Location: This is a request by A & G Resource Management Company, on behalf of Marina Roloff, for new exterior elevations on the existing building located at 324-330 S. Main Street, in the Main Street Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-44-117
Historic Listing Status:	N/A
Address:	324 S. Main Street
Property Owner:	Marina Roloff
Property Owner's Agent	A & G Resource Management Company
Zoning of the Site:	OT/H/BB/IO
Existing Land Use(s) on the Site:	Vacant
Surrounding Zoning and Land Uses:	
○ North:	OT/H/BB/IO; Retail Storefront
○ South:	OT/H/BB/IO; Retail Storefront
○ East:	OT/H/BB/IO; Retail Storefront
○ West	OT/H/BB/IO; Parking Lot
Related Actions or Cases:	DHRC-28549-2019 (exterior paint)
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The Applicant states:

“Writing this email to communicate the transition of the recessed entry for 330 S Main Street, Yuma, AZ from the informal meeting with the Historic District Review Board to present time during formal submission from the owner's perspective. As displayed during the informal meeting our intent was to transition the two separate door entryways into one with a recessed entry. Our initial thought was that the building would structurally support the recessed entryway without becoming a financial burden or occupying too much of the common area space.

“As plans developed while collaborating with you and Osman Engineering, it was determined that the recessed entry would compromise the structural integrity of the front entryway and require a steel beam to span the distance of the building horizontally. Initial estimates of the steel beam exceeded \$100,000 and would have placed the project even further over our initial budget.

“While researching alternative pathways for forward progress, it was observed that numerous buildings along Main Street which had undergone recent renovations did not have recessed entryways. Additionally, after reviewing the plans and debating the functionality of the common area and general flow of traffic through the business, it was determined that a recessed entry would reduce the amount of usable space within the common area, inhibit natural flow and sight lines and provide difficulty achieving the luxurious spa like feel Marina and I are attempting to create.

“It is for these three reasons that we would like to submit our formal request as-is to the Historic District Review Board in addition to avoiding further delays (already months behind our initial job estimated completion date).”

From the Agent:

"We would like to take into consideration the Board's requirement to keep a recessed entry for the new project located at 330 S. Main Street, Yuma, AZ. We request if you can approve the proposed elevations as is to not delay our client any further, the project is an interior remodel of an existing commercial building, and the existing layout was changed to accommodate the new use.

"Our new proposal modifies the existing interior entry area and various locations need to be reinforced with posts and beams. After various consultations with owner representative and providers, it was determined to move the entry to the face of the building. In this way the owner gains more floor space for use and without the use of posts and beams the owner will save a considerable amount from his project budget.

"Our client has provided us with images of nearby businesses on Main Street which are attached at the end of this letter. Please take into consideration that several of these businesses are adjacent to our project and do not have this requirement.

"For the reasons mentioned above, we ask if you can approve the proposed elevations, as is, to not delay our client any further, thank you."

Staff Analysis:

At the January 26, 2022 DHRC meeting, the applicant presented a Preliminary Review proposal for a new recessed storefront for this property. The plans showed the removal of the two existing recessed storefronts to be replaced with one recessed storefront.

In the fall of 2022, construction plans (COMB-76533-2022) were submitted for review with the goal of the approval of a building permit. These plans show the removal of the two existing recessed storefronts being replaced by a building front with no recessed entryway and only two higher-up front windows with a heavy tint. Additionally, modifications to the canopy supports in the right-of-way were proposed. These construction plans are still under review and have not been approved.

This new proposal limits the view into and out of the building, thus eliminating two key features of the Main Street storefronts:

1. Along the Main Street promenade, shoppers (and any passerby) walk along under the canopies to see what is in the varied & creative window displays; sometimes related to the product for sale in the store or sometimes a whimsical seasonal display. Even several salon & styling businesses have attractive displays, which will stop a person on foot to experience them. These cherished storefronts slow down foot-traffic and instill lasting memories which can entice repeat visits to Main Street. These window displays can adjust for products and seasons can be flashy and attention-grabbing while still keeping the historic feel.

The new bulky canopy supports in the right-of-way also block visibility and are not in character with the other slim supports/poles along this block.

2. The storefronts are a plus for security, in that their design puts "eyes on the street" from employees in the business, as well as encouraging a clear view into the store from an onlooker. Both of these aspects are a key component of Crime Prevention Through

Environmental Design (CPTED), a proven deterrent of mischief. The glass storefronts also provide light out on the street in the evening, extending shopping and strolling hours ensuring a lively, safe experience adding to the successful restaurant and bar operations along Main Street. Each business works in concert to form a memorable encounter.

The loss of the two storefronts is not in keeping with the allure, character, and personality of Main Street. While other recessed storefronts have been lost or reduced in the past, it is not a goal of the Main Street Historic District to encourage further losses.

The Main Street Historic District and the Main Street Design Guidelines do not encourage the lack of visibility this latest proposal is demonstrating.

The Main Street Historic District Guidelines note that retail storefronts along Main Street are some of the most prevalent features of the district. This elimination would cause the storefront to become flush with Main Street; a design element uncharacteristic of the district. Efforts should be made to limit the visual loss of these historic recessed entryways, which once welcomed patrons to the two stores for which this building was originally designed.

According to the Secretary of the Interior's Standards:

“The storefront is the most important architectural feature of many historic commercial buildings. It also plays a crucial role in a store's advertising and merchandising strategy to draw customers and increase business. Not surprisingly, then, the storefront has become the feature most commonly altered in a historic commercial building. In the process, these alterations may have completely changed or destroyed a building's distinguishing architectural features that make up its historic character.

“As more and more people come to recognize and appreciate the architectural heritage of America's downtowns, however, a growing interest can be seen in preserving the historic character of commercial buildings. The sensitive rehabilitation of storefronts can result not only in increased business for the owner but can also provide evidence that downtown revitalization efforts are succeeding.

“Preserve the storefront's character even though there is a new use on the interior. If less exposed window area is desirable, consider the use of interior blinds and insulating curtains rather than altering the existing historic design.”

**Staff
Recommendation:**

Staff recommends **DISAPPROVAL** of the new exterior elevations on the existing building located at 324-330 S. Main Street, in the Main Street Historic District, and recommends the plans be revised as were shown at the January 26, 2022 DHRC Meeting.

Suggested Motion:

Move to **DISAPPROVE** DHRC-40880-2022 as presented, subject to the staff report, and information provided during this hearing.

**Effect of the
Approval:**

By disapproving the request, the Design and Historic Review Commission is denying the request by A & G Resource Management Company, on behalf of Marina Roloff, for new exterior elevations on the existing building located at 324-330 S. Main Street, in the Main Street Historic District, and finds this action is not in keeping with the Historic District Standards, and does have an adverse effect on the property, surrounding properties, and the District as a whole.

Proposed conditions delivered to applicant on: N/A

Final staff report delivered to applicant on: 01/03/23

Attachments:

- A. Present Store Fronts
- B. Concept Options from Customer at January 2022 DHRC
- C. Concepts Based on Plans Submitted
- D. Photos from Customer
- E. Benefits of Glass Store Fronts
- F. Aerial Photo

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

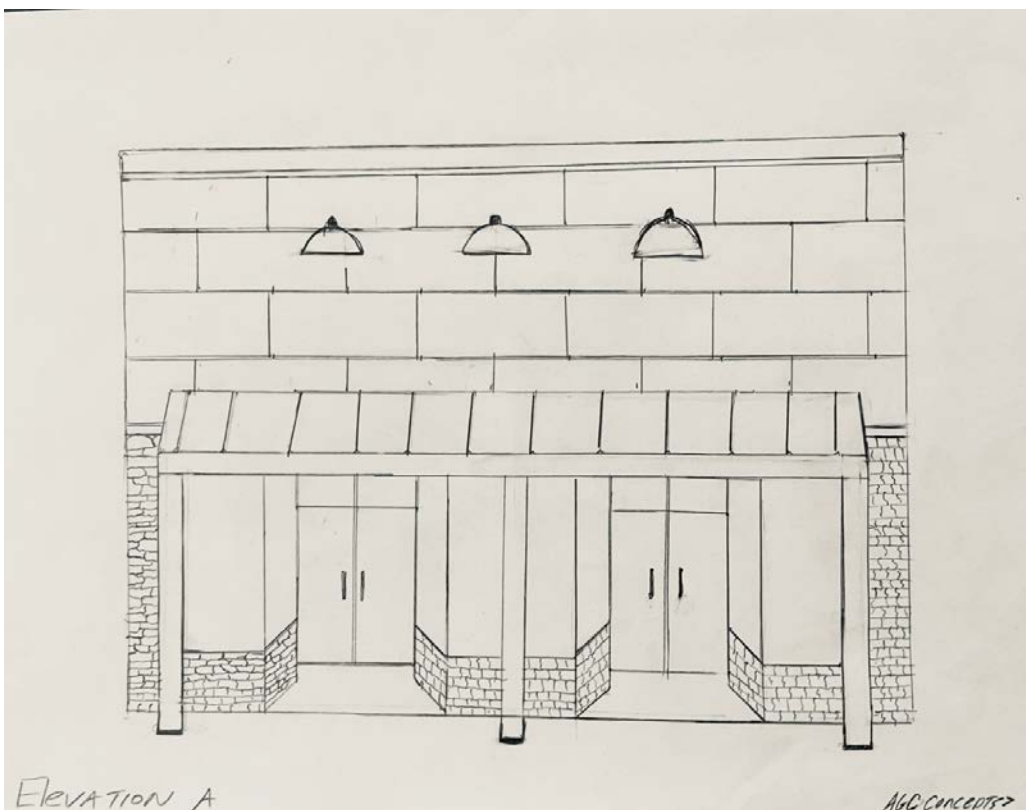
Date: 12/27/22

Approved By: *Alyssa Linville*
Alyssa Linville,
Director of Planning and Neighborhood Services

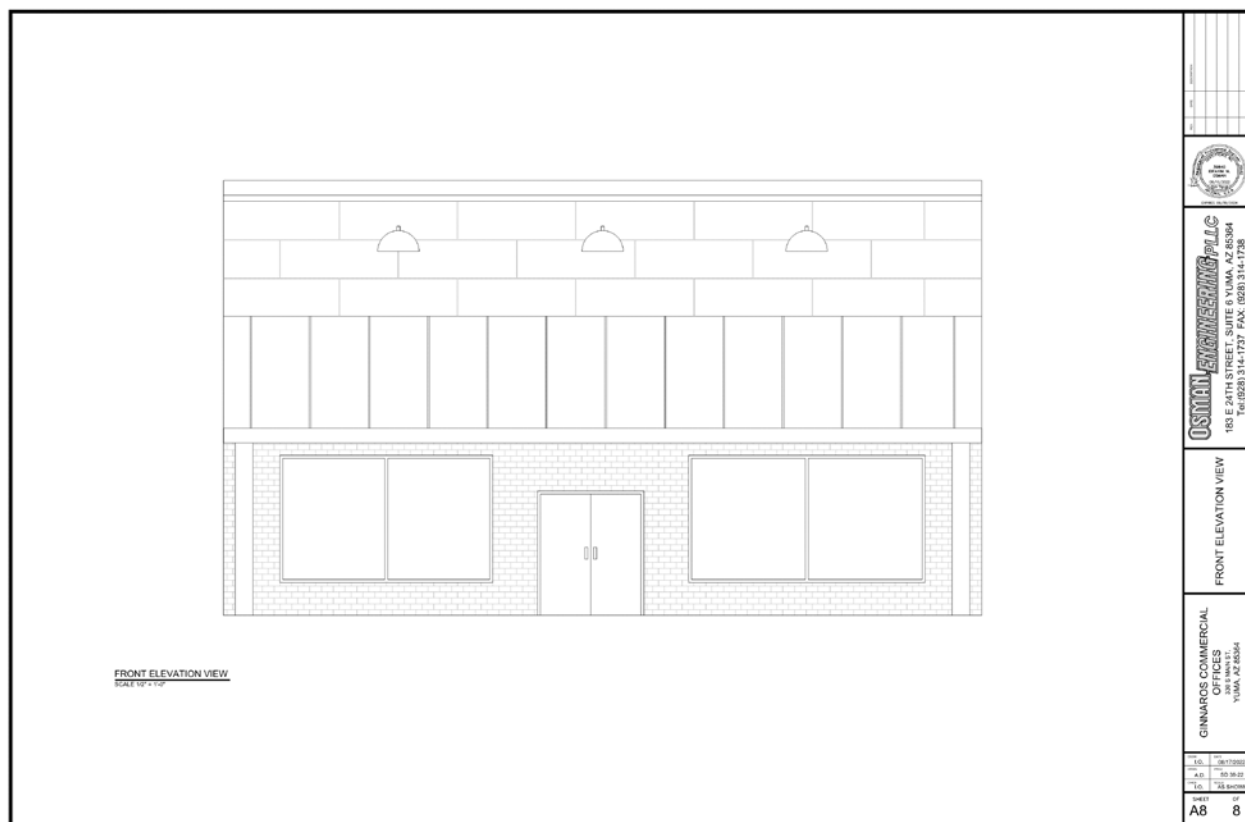
Date: 12/28/2022

ATTACHMENT A
Present Store Fronts

ATTACHMENT B
Concept Options Presented at the January 2022 DHRC



CONCEPTS- Renderings Based on Construction Plans Submitted



ATTACHMENT D
Photos Submitted by Customer







ATTACHMENT E
Benefits of Glass Store Fronts

THE BENEFITS OF GLASS STOREFRONTS
By True View Glass Pro

October 14, 2020

When you visit a business for the first time, what factors contribute to your first impression? The employees? The merchandise? The music? What about the appearance of the storefront before you even walk through the front door? If you are a business owner, you likely also consider what message your storefront communicates to potential customers. An unwelcoming outward appearance can give people the wrong impression of what might be inside, even if you've worked hard to create a beautiful lobby or retail space.

First impressions are important, which is why so many businesses choose glass for their storefronts.

“Please come in!”

When you arrive at a building with just one door or minimal windows, are you always sure you are in the right place? During COVID-19 when restaurants offer limited seating and retail stores have decreased the maximum capacity, how can you be sure there aren't too many other people in the building without entering first? Glass doors and large windows help increase visibility into your business and create a more welcoming environment that helps customers feel more comfortable before choosing to come inside.

A glimpse inside.

If you are selling products or services to customers, a glass storefront can draw people in who may have never planned to enter your business. Do you carry the latest sneaker drop, or offer the best gym equipment? Give people a chance to see what you have to offer, and show what sets you apart from competitors. If a picture is worth 1,000 words, imagine what a big, glass storefront can communicate!

Safety and security.

Not only does a glass storefront allow people to see inside, but it increases visibility for those inside as well. If you are concerned about intruders, you'll always be able to see who is coming, and who is inside the store. Windows also provide natural light, augmenting your interior fixtures.

The Benefits of Glass Storefront Doors CDF Doors (cdfdistributors.com)

July 19, 2021

Take a walk through any shopping district or strip mall. If you look at the storefronts and the front doors, you'll notice that glass is the most popular choice. In fact, a glass door is almost always the best choice for a retail storefront. There are some excellent reasons for this.

It Helps Customers Find Your Entryway. Have you ever stood in front of a store or restaurant, unsure of which door you were supposed to use? Maybe you tugged on a locked door only to realize the entrance was around the corner. That mistake happens when the front door is easily confused for an access door or employee entrance, especially doors made of wood or steel.

Your business won't have that problem if you choose glass storefront doors. Customers can instantly recognize these familiar doors and know immediately that this is how they get into your store.

You'll Attract More Foot Traffic. People still window-shop. If your storefront is easily visible from the sidewalk, customers can see what you have to offer. Even better, you can use your glass doors and entryway to frame displays and highlight your best merchandise. That foot traffic is still important to retailers, and you should choose your storefront doors accordingly.

Storefront Glass Doors Create Visual Appeal. Customers are more likely to enter a store that they can see is bright, clean, and well-organized. If you choose commercial glass doors, you are well on your way to creating the look customers want.

In addition to this, glass doors are the perfect medium for displaying placards, marketing slicks, even digital signs. You can attract customers with posters informing them of special sales events or simply make your opening hours easy to read.

Glass Storefront Doors Add Versatility. There are so many things that you can do to change the look and feel of your entryway when you use glass doors. As trends change or new seasons arrive, you can quickly alter the appearance of your front entrance to match. Just look at a local shopping center during the holidays for proof. So many window displays, stickers, and clings designed to work with glass doors and storefronts. That's not something you can achieve with a wood or steel door.

Customers and Employees Feel Safer. The transparency of glass doors can really work in your favor. If your store is visible from the outside, that deters criminals who don't want others to witness their activities.

In addition to that, technological advancements have led to exceptionally durable glass doors. At closing time, employees can look out a reinforced anti-theft glass door to verify that everything is safe and no suspicious people are present. All of these things lead to customers and employees feeling safer and more secure.

Retail Glass Doors Create A Modern Look. Almost every new retail development is created with a modern aesthetic. Unless your business sits in a historic district, there's a good chance that glass doors will simply be the better choice. After all, it's usually better to go with a complementary look than one that will clash with the property's overall design.

Glass Doors Add to a Positive Image. There's another way that glass's transparency can make your store more appealing. When workers and potential customers see that you are happy to allow anyone to see

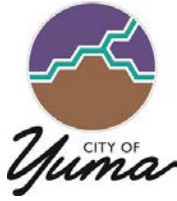
inside, that sends a positive message and communicates that people are welcome. It creates a sense of trust.

Glass Storefront Doors Contribute To Comfort And Ambience. Glass allows natural light into your store, and it helps keep things warm when the sunlight enters. That creates a great ambiance and provides your customers with a great in-store experience. Glass doors may even contribute to lower heating costs in the winter.

Your employees can benefit, as well. When workers have access to natural light, they will have better moods, more productivity, and higher workplace wellness. In fact, it's so important to employees that it may be the number one workplace perk.

ATTACHMENT F
Aerial Photo



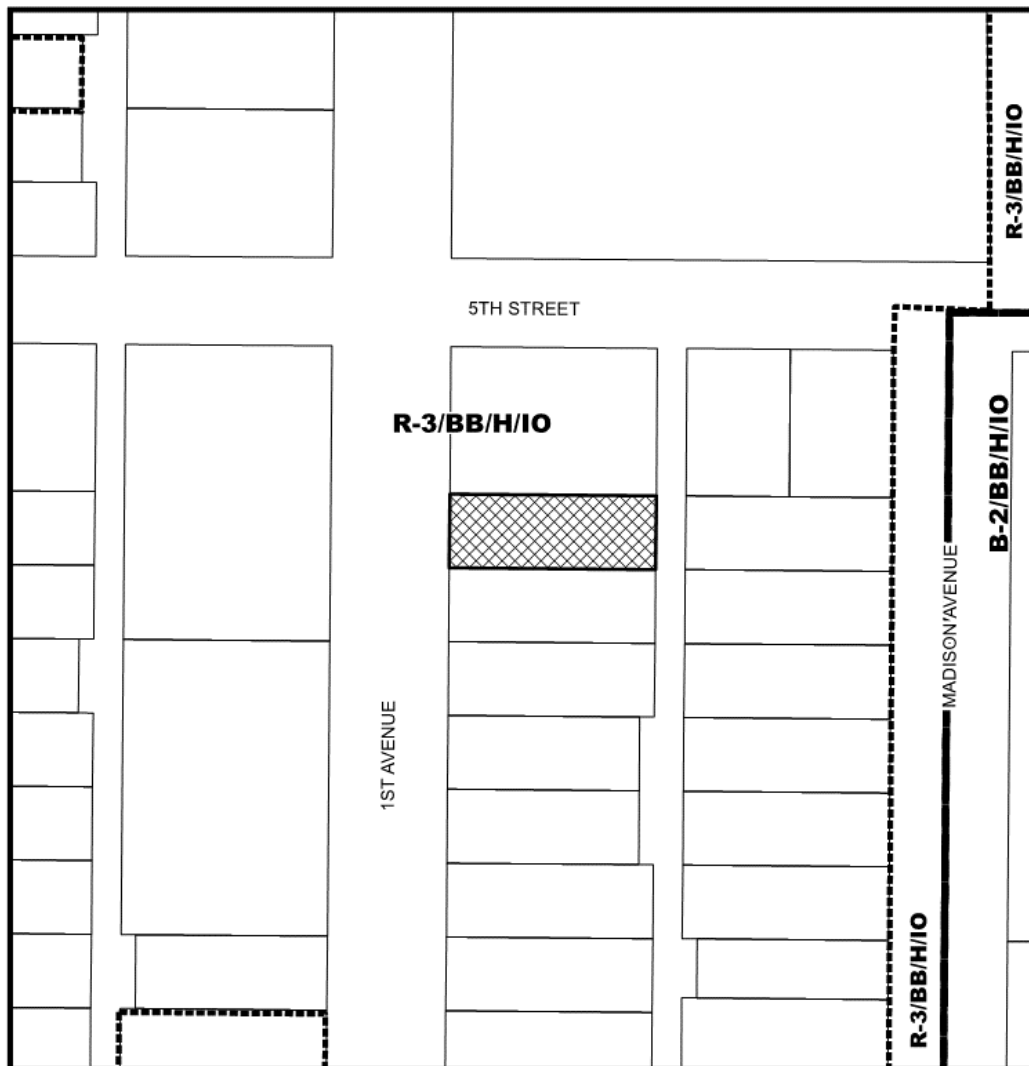


STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-40920-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date: January 11, 2023 **Case Number:** DHRC-40920-2022

Project Description/Location: This is a request by Vincent Espinoza, on behalf of Vincent Sorrentino, for new exterior roofing, doors, windows, and fencing on the existing home located at 521 S. 1st Avenue, in the Century Heights Conservancy Residential Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	No
Historic District:	Century Heights Residential Conservancy Historic District
Parcel Number:	633-51-172
Historic Listing Status:	N/A
Address:	521 S. 1 st Avenue (and 519 S. 1 st Avenue)
Property Owner:	Vincent Sorrentino
Property Owner's Agent	Vincent Espinoza
Zoning of the Site:	R-3/H/IO/BB
Existing Land Use(s) on the Site:	Front home (521) and rear home on alley (519)
Surrounding Zoning and Land Uses:	R-3/H/IO/BB: Residential
○ North:	R-3/H/IO/BB: Residential
○ South:	R-3/H/IO/BB: Residential
○ East:	R-3/H/IO/BB: Residential
○ West	R-3/H/IO/BB: Residential
Related Actions or Cases:	HR2003-004 for rear home repair.
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The subject property has two detached homes. The front residence is the subject of this request. It was constructed circa. 1909 and is a Queen Anne style stucco over brick residence.

The applicant states:

“My Narrative Statement is as follows for the proposed work at 521 S. 1st Ave:

“1) Roof- we would like to have the roof replaced to its original ‘Queen Anne’ look with ‘dimensional shingles’ (see attached). We will leave the ‘smokestacks’ in place but will replace any broken bricks to original look. Smokestacks will be capped and not functional.

“2) Doors- I would like to replace the front and back door. There is a 3rd exit door in the NE rear section of the house, I want to remove that door completely and frame the wall in.

“3) I would like to replace all windows. Manufacture said if I removed the existing windows and take them to him he can replicate the proper sizes and the ‘Queen Anne’ look.

“4) fence- I would like to remove existing chain link fence. I would like to replace with a 4 ft. high Pickett fence.”

Staff Analysis:

The improvements to this property show respect for the architecture and historical appearance of this property while making it useful for a modern resident.

The City of Yuma Historic (H) District states as part of it's Purpose and Intent:

New structures erected within a historic district or the renovation of an existing structure within an historic district shall harmonize with the general character or ambiance of existing structures in the district in order to preserve the architectural heritage of the district and to promote the historical significance of the site or district among residents and visitors to the community.

Staff feels these renovations will not overpower or distract from surrounding buildings in Century Heights and will bring the property back to life and add to the vibrancy of the neighborhood.

**Staff
Recommendation:**

Staff recommends **APPROVAL** of the historic review of new exterior roofing, doors, windows, and fencing on the existing home located at 521 S. 1st Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-40920-2022 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

**Effect of the
Approval:**

By approving the request, the Design and Historic Review Commission is authorizing Vincent Espinoza, on behalf of Vincent Sorrentino, for new exterior roofing, doors, windows, and fencing on the existing home located at 521 S. 1st Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Historic District Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 01/03/23

Final staff report delivered to applicant on: 01/03/23

- | | |
|--|---|
| <input checked="checked" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 01/03/23 |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

- A. Conditions of Approval
- B. Site Plan / Elevations
- C. Materials & Colors
- D. Historic Survey SHPO
- E. Present Site Photo

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

Date: 12/24/22

Approved By: *Alyssa Linville*
Alyssa Linville,
Assistant Director

Date: 01/04/2023

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

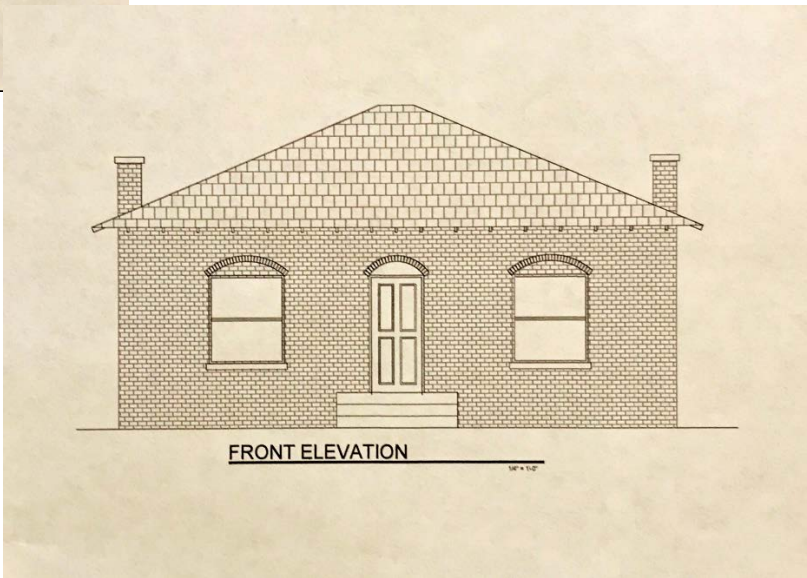
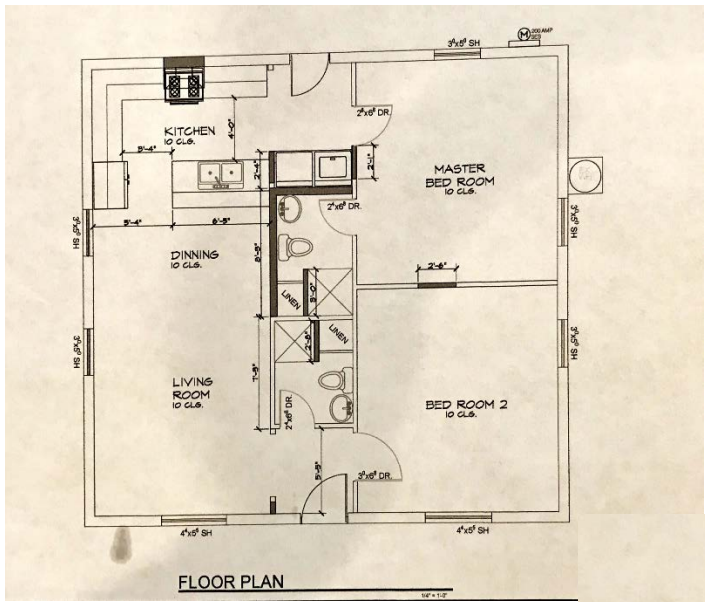
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner (928) 373-5189

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Site Plan//Floor Plan/Elevations



ATTACHMENT C

Materials & Colors

Oakridge Estate Gray Laminate Architectural Roofing Shingles
(32.8 sq. ft. Per Bundle)

★★★★★ (1784) [Questions & Answers \(84\)](#)



Paint Colors **???????????????? requested from applicant**

ATTACHMENT D **Historic Survey SHPO**

ARIZONA BUILDING INVENTORY "SHORT FORM"		SHPO INVENTORY NO. _____
SURVEY AREA NAME: <u>Century Heights Conservancy</u> HISTORIC NAME: <u>None</u> ADDRESS/LOCATION: <u>519 S. 1st Ave.</u> CITY/TOWN: <u>Yuma</u> TAX PARCEL NUMBER: <u>14-110-35-021</u> OWNER: <u>Ewing, John L.</u> OWNER ADDRESS: <u>1744 E. 26th Yuma, AZ 85364</u> HISTORIC USE: <u>Residence</u> PRESENT USE: <u>Residence</u> BUILDING TYPE: <u>House</u> STYLE: <u>Queen Anne</u> CONSTRUCTION DATE: <u>1909</u>		COUNTY: <u>Yuma</u> SURVEY SITE: <u>Y. B069</u> USGS QUAD: <u>Yuma, Az</u> T <u>8s</u> R <u>23w</u> S <u>21</u> / <u>SE</u> ¼ OF THE <u>SE</u> ¼ UTM _____ PHOTO: <div data-bbox="824 478 1274 1129" data-label="Image"> </div>
BRIEF DESCRIPTIVE STATEMENT: <u>Queen Anne</u> <u>style brick residence with medium hipped roof,</u> <u>exposed rafters, single interior, corbelled</u> <u>brick chimney, 1/1 DH, wood frame windows,</u> <u>with arched lintels over windows and entry.</u> <u>There is no porch.</u>		PHOTOGRAPHER: <u>Linda Laird & Associates</u> DATE: <u>May, 1986</u> VIEW: <u>E, 3/4</u> NEGATIVE NUMBER: <u>R:K F-1</u>
ALTERATIONS: <u>Side and rear additions</u> <u>Historic appearance remains</u> <u>intact.</u>		SKETCH MAP: <p align="center">See survey map</p>
CONTEXT: RESIDENTIAL STREETScape <u>x</u> COMMERCIAL _____ TOWN SQUARE _____ CBD _____ ISOLATED/RURAL _____		
SURVEYOR: <u>Linda Laird & Associates</u> DATE: <u>August, 1986</u>		

ATTACHMENT E
Present Site Photo

